



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KLK_430	<b>as from:</b>	04.07.2024
<b>usage:</b>	business	<b>marketing method:</b>	rent/lease
<b>property:</b>	Hospitality (gastronomy)	<b>construction year:</b>	1998
<b>place:</b>	23552 Lübeck / Innenstadt	<b>Gastronomy space:</b>	49,00 m <sup>2</sup>
<b>Total space:</b>	49,00 m <sup>2</sup>	<b>Condition:</b>	modernized

## prices:

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<b>additional costs:</b>	170,00 €	<b>rent, utilities included:</b>	1.220,00 €
<b>bail:</b>	3.000,00 €	<b>broker's fee:</b>	3 Nettokaltmieten zzgl. der gesetzl. MwSt.

## energy certificate:

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<b>type of energy ID:</b>	VERBRAUCH	<b>expiry date:</b>	2024-03-13
<b>age group:</b>	2008	<b>heating YOC:</b>	1998
<b>primary energy sources:</b>	GAS	<b>energy consumption value:</b>	130.00 kWh/m <sup>2</sup> /a

## contact person:

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<b>company:</b>	Finest Properties Lübecker Bucht GmbH	<b>name:</b>	Christian Nieselke
<b>street:</b>	Bäderstraße 24	<b>place:</b>	23626 Ratekau
<b>phone:</b>	0162-9603987	<b>fax number:</b>	04504 - 81 69 699
<b>Email:</b>	christian.nieselke@kensington-international.com		

## Infrastructure:

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<b>Highway :</b>	2 km	<b>Bus at :</b>	1 km
<b>Intercity train station at :</b>	1 km	<b>Airport at :</b>	7 km

# images

## Gastronomie

